

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan, SP 12-4-05/06-17 / Lorson Professional Campus / 5355 SW 76th Avenue / Generally located on the west side of SW 76th Avenue, between Griffin Road and Stirling Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Site Plan, SP 12-4-05/06-17 / Lorson Professional Campus

REPORT IN BRIEF:

The petitioner requests site plan approval for a new three-story office building. The subject site is approximately 2.38 acres (103,912 sq. ft.) in size and is located on the west side of SW 76th Avenue, between Griffin Road and Stirling Road. The propose site plan consists of a three-story office building, concrete walkways, and a parking area. The office building will be located towards the rear of the subject site, setback 347 feet from the front property line with a lake fronting S.W. 76th Avenue. Within the parking area is a dumpster enclosure and a loading zone. Pedestrian connection has been proposed throughout the site. A ten (10) foot landscape buffer is proposed at all property lines.

The proposed three-story, rectangle-shaped office building is designed in Florida Vernacular style. There is a strong sense of order and rhythm with proposed symmetrical building. Rectangular windows are centered equally apart from one another with decorated molding treatments. The proposed mansard roof will be covered is cement Spanish "S" tile. The petitioner has incorporated decorative elements such as pre-cast faux coral keystone, banding, scoring, polystyrene banding, and pre-cast concrete ornaments throughout all facades. Canvas awnings are proposed at the south, east, and west elevations as an additional decorative element.

The petitioner proposes vehicular access to the subject site 50' access opening from SW 76th Avenue, located in the northeast corner of the site. The proposed accesses will provide full ingress/egress to the site. Land Development Code 12-208(A)(22), requires 93 parking spaces based on square footages of the office. The petitioner is providing all 93 required parking spaces, including four (4) handicapped spaces.

The proposed office use is compatible with the surrounding properties to the north, south, and west. The office building will be located approximately 400 feet from the existing residential development to the east with a sufficient landscape buffer. Proper setbacks, buffers, and screening are provided with this application for the site plan.

PREVIOUS ACTIONS: N/A

CONCURRENCES:

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following: 1) that the road improvements along 76th Avenue for the length of the site have been agreed upon with the Engineering Department; 2) that the sidewalk and equestrian trail on the eastern side of the property be continued and extend north 330-feet within the existing right-of-way and with the approval from Florida Power and Light; 3) that the photometric at the entrance and in the parking areas be increased to a minimum of 1.5-candle foot; 4) that the two Royal Palm trees in front of the building be increased to 12-foot of grey wood; 5) that the trees located on the north property line must meet the FP&L requirements and be compatible with their code so it may be necessary to make some revisions in the tree selection; and 6) that the roof color be less orange than shown on the reproduction sample and be more compatible with the rendering elevations. **(Motion carried 5-0).**

Note to Council: Issue two, the equestrian trail and sidewalk to be installed by this developer on the FP&L property, has not been agreed to by the developer; however, it would be considered and the applicant will have an answer prior to the January 3rd Council meeting.

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration contingent upon approval of the Plat application (P 4-1-06 / 06-17), Lorson Plat.

Attachment(s):

Staff Report, Site Plan.

Attachment "A"

Application: SP 12-4-05/06-17 / Lorson Professional Campus

Original Report Date: 12/5/2006

Revision(s): 12/18/2006

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Petitioner:

Name: Manuel Synalovski
Address: 3950 N. 46th Avenue
City: Hollywood, FL 33021
Phone: (954) 961-6806

Owner:

Name: Davie Professional Plaza, LLC
Address: 1820 N. Corporate Lakes Blvd., Suite 207
City: Weston, FL 33326
Phone: (954) 659-3321

Background Information

Application Request: The petitioner requests site plan approval for a new three-story office building.

Address: 5355 SW 76th Avenue

Location: Generally located on the west side of SW 76th Avenue, between Griffin Road and Stirling Road.

Future Land

Use Plan Map: Commerce/Office

Zoning: CC, Commerce Center

Existing Use(s): Vacant

Parcel Size: 2.38 acres (103,912 sq. ft.)

Proposed Use(s): Office Building

Surrounding Land

Use Plan Map Designations:

North: Nursery

South: Self-storage facility

East: Single-family residential

West: Vacant

Commerce/Office

Commerce/Office

Residential

Commerce/Office

Surrounding Zoning:

North: CC, Commerce Center District
South: CC, Commerce Center District and UC, Urban Commercial District
East: A1, Agricultural District
West: B-2, Community Business District

Zoning History**Related Zoning History:**

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

LDC Section 12-83, CC, Development Standards with regard to setbacks, minimum frontage, and maximum height.

LDC Section 12-102, Landscaping: Plant materials used in conformance with provisions of this chapter shall conform to the standards for Florida No. 1 or better.

LDC Section 12-208 (A)(22), Requirements for off-street parking: Minimum parking requirement of one (1) space for each three hundred (300) square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property is located within Planning Area 10; the east of this planning area, where this property is located, is predominately small-scale commercial development, with multifamily residential dwellings.

Broward County Land Use Plan: The subject property is located within Flexibility Zone 102.

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 2.38 acres (103,912 sq. ft.) in size and is located on the west side of SW 76th Avenue, between Griffin Road and Stirling Road. The proposed site plan consists of a three-story office building, concrete walkways, and a parking area. The office building will be located towards the rear of the subject site, setback 347 feet from the front property line with a lake fronting S.W. 76th Avenue. Within the parking area is a dumpster enclosure and a loading zone. Pedestrian connection has been proposed throughout the site. A ten (10) foot landscape buffer is proposed at all property lines.
2. *Architecture:* The proposed three-story, rectangle-shaped office building is designed in Florida Vernacular style. There is a strong sense of order and rhythm with proposed symmetrical building. Rectangular windows are centered equally apart from one another with decorated molding treatments. The proposed mansard roof will be covered in cement Spanish "S" tile. The petitioner has incorporated decorative elements such as pre-cast faux coral keystone, banding, scoring, polystyrene banding, and pre-cast concrete ornaments throughout all facades. Canvas awnings are proposed at the south, east and west elevations as an additional decorative element.

At the base of the building, the petitioner proposes a dark tan paint. The exterior wall base color is proposed to be medium tan. Some architectural accents will be painted white, and canvas awnings are a combination of royal blue/crimson fancy color.

3. *Access and Parking:* The petitioner proposes vehicular access to the subject site 50' access opening from SW 76th Avenue, located in the northeast corner of the site. The proposed accesses will provide full ingress/egress to the site. Land Development Code 12-208(A)(22), requires 93 parking spaces based on square footages of the office. The petitioner is providing all 93 required parking spaces, including four (4) handicapped spaces.
4. *Lighting:* All light poles and fixtures meet the requirements of LDC Section 12-260, Lighting Standards. The style of the light features is consistent with the architectural style of the building.
5. *Signage:* Signage is not part of this master site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's site plan meets the minimum requirements as indicated in the Town of Davie Land Development Code. The landscape plan indicates that Live Oak, Cabbage Palm, Royal Palm, Silver Buttonwood, and Cocoplum hedge are proposed within the site.
7. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Compatibility:* The proposed office use is compatible with the surrounding properties to the north, south and west. The office building will be located approximately 400 feet from the existing residential development to the east with a sufficient landscape buffer. Proper setbacks, buffers, and screening are provided with this application for the site plan.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per § 12-372, provide the current level of development approved by Broward County, based upon the plat.
2. Project will require Central Broward Water Control District (CBWCD) Approval prior to being scheduled to any future public meetings. The petitioner may proceed with application to a public meeting provided that a letter of acknowledgement, indicating the petitioner and owner have been informed this item may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval (see attachments).
3. Staff request that mechanical equipment been illustrated on roof.
4. Must obtain Comcast Approval to allow planting of landscape material within the utility easement. **(This comment has not been addressed).**

Engineering Division:

1. Provide CBWCD approval for lake maintenance easements & drainage prior to site plan approval. (See attachments).
2. Site plan approval is contingent on obtaining vacation of 12.5 foot road easement and right-of-way along western boundary line.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public on February 24, and February 28, 2006 at the Town of Davie Community Room. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed design of the office building meets the intent of the existing zoning, CC, Commerce Center. Additionally, it is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of the subject site as proposed is consistent with adjacent properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration contingent upon plat approval with the following recommendation:

1. Provide a sidewalk along the eastern property line within the right-of-way for the entire length of the Florida Power Line (FPL) site to the north.

Site Plan Committee Recommendation

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following: 1) that the road improvements along 76th Avenue for the length of the site have been agreed upon with the Engineering Department; 2) that the sidewalk and equestrian trail on the eastern side of the property be continued and extend north 330-feet within the existing right-of-way and with the approval from Florida Power and Light; 3) that the photometric at the entrance and in the parking areas be increased to a minimum of 1.5-candle foot; 4) that the two Royal Palm trees in front of the building be increased to 12-foot of grey wood; 5) that the trees located on the north property line must meet the FP&L requirements and be compatible with their code so it may be necessary to make some revisions in the tree selection; and 6) that the roof color be less orange than shown on the reproduction sample and be more compatible with the rendering elevations. **(Motion carried 5-0).**

Note to Council: Issue two, the equestrian trail and sidewalk to be installed by this developer on the FP&L property, has not been agreed to by the developer; however, it would be considered and the applicant will have an answer prior to the January 3rd Council meeting.

Town Council Action

Exhibits

1. 1,000' Mail out Radius Map
 2. Property Owners within 1,000' of the Subject Site
 3. Public Participation Notice
 4. Public Participation Sign-in Sheet
 5. Public Participation Report
 6. Petitioner's Letter Regarding CBWMD Approval
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: *P&Z\Lise Bazinet\Lorson Professional Campus\SP 12-4-05\Staff Report*

Exhibit 1 (1,000' Mail out Radius Map)

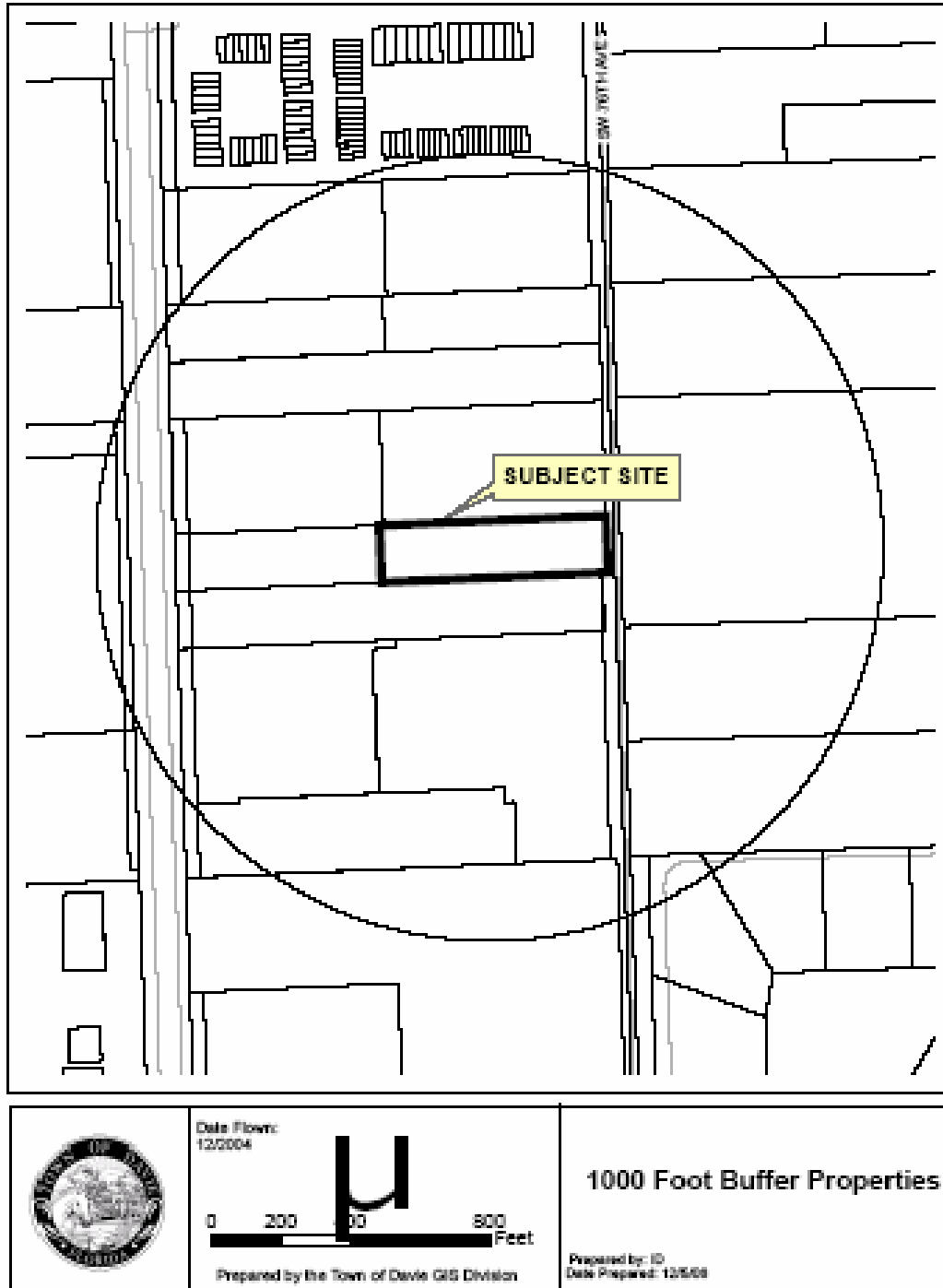


Exhibit 2 (Property Owners within 1,000' of Subject Site)

SP 12-4-05, P 4-1-06
BULLOCK,STEVE
PO BOX 172934
MIAMI FL 33017

SP 12-4-05, P 4-1-06
DAVIE PROFESSIONAL
PLAZA LLC
1820 N CORPORATE LAKES
#207
WESTON FL 33327

SP 12-4-05, P 4-1-06
G&A REAL ESTATE OF
DAVIE INC
5455 SOUTH UNIVERSITY DR
DAVIE FL 33328

SP 12-4-05, P 4-1-06
LAUDERDALE,VIRGINIA M
REV TR
5306 SW 76 AVE
DAVIE FL 33328

SP 12-4-05, P 4-1-06
QUALITY ESTATE HOMES
LLC
6790 NW 83 TER
PARKLAND FL 33067

SP 12-4-05, P 4-1-06
SCHUMACKER RECREATION
CO LLC
1389 NW 136 AVE
SUNRISE FL 33323

SP 12-4-05, P 4-1-06
STROMBERG,GUNNAR &
ANNIKA TRSTE
GUNNAR & ANNIKA
STROMBERG TR
10064 NW 4 ST
DAVIE FL 33324-7051

SP 12-4-05, P 4-1-06
WOLF IN THE WOODS INC
5975 S UNIVERSITY DR
DAVIE FL 33328

SP 12-4-05, P 4-1-06
DYNASTY GREAT ESTATES
INC
5200 S UNIVERSITY DR 103A
DAVIE FL 33331

SP 12-4-05, P 4-1-06
CENTRAL BROWARD
WATER
CONTROL DISTRICT
8020 STIRLING RD
DAVIE FL 33024-8202

SP 12-4-05, P 4-1-06
EVEREST STORAGE II LLC
% PROPERTY TAX DEPT 118
PO BOX 4900
SCOTTSDALE AZ 85261-4900

SP 12-4-05, P 4-1-06
JP SCHUMACKER HOLDINGS
OF FL LLC
1389 NW 136 AVE
SUNRISE FL 33323

SP 12-4-05, P 4-1-06
LEWIS,CHARLES
5201 SW 76 AVE
DAVIE FL 33328-5401

SP 12-4-05, P 4-1-06
REGENCY COMMONS OF
BROWARD INC
PO BOX 661169
MIAMI SPRINGS FL 33266

SP 12-4-05, P 4-1-06
SEIDLE,W D &
SEIDLE,BETTY &
SEIDLE,R K & SEIDLE,M A
2900 NW 36 ST
MIAMI FL 33142-5156

SP 12-4-05, P 4-1-06
TRANSAMERICAN LAND
CORP
ATTN: DAVID A LIGHT CPA
2121 PONCE DE LEON BLVD
STE 1250
CORAL GABLES FL 33134

SP 12-4-05, P 4-1-06
AMA LLC
5200 S UNIVERSITY DR 101A
DAVIE FL 33329

SP 12-4-05, P 4-1-06
THE PEOPLES
MORTGAGEFUNDING INC
5200 S UNIVERSITY DR 104A
DAVIE FL 33332

SP 12-4-05, P 4-1-06
DAVIE ACRES LLC
1895 NE 214 TER
NORTH MIAMI BEACH FL 33179

SP 12-4-05, P 4-1-06
FLA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408-0420

SP 12-4-05, P 4-1-06
LAUDERDALE,JOHN A &
LAUDERDALE,VIRGINIA
5306 SW 76 AVE
DAVIE FL 33328-5404

SP 12-4-05, P 4-1-06
MATRIX UNIVERSITY LLC
% DANIEL J SERBER ESQ
1424 COLLINS AVE
MIAMI BCH FL 33139

SP 12-4-05, P 4-1-06
SADDLE UP TOWNHOMES ASSN INC
% BEDZOW KORN KAN & GLASER PA
11077 BISCAYNE BLVD PH SUITE
MIAMI FL 33161

SP 12-4-05, P 4-1-06
STORAGE TRUST PROPERTIES LP
PO BOX 25025 DEPT-PT-FL 28092
GLENDALE CA 91201-5025

SP 12-4-05, P 4-1-06
UNIVERSITY PARK PROPERTIES LP
31515 ROBERTA DR
BAY VILLAGE OH 44140-1575

SP 12-4-05, P 4-1-06
DOCTA LLC
5200 S UNIVERSITY DR 102A
DAVIE FL 33330

SP 12-4-05, P 4-1-06
ORTHOSPORT PROPERTIES LLC
5200 S UNIVERSITY DR 105A
DAVIE FL 33333

SP 12-4-05, P 4-1-06
J & E REALTY GROUP
5210 S UNIVERSITY DR 101B
DAVIE FL 33334

SP 12-4-05, P 4-1-06
FOURJS GROUP LLC
5100 S UNIVERSITY DR 102B
DAVIE FL 33335

SP 12-4-05, P 4-1-06
THE FOURJ'S GROUP LLC
5210 S UNIVERSITY DR 106B
DAVIE FL 33336

SP 12-4-05, P 4-1-06
ROMAINE N BROWN LAW
OFFICES P A
5220 S UNIVERSITY DR 101C
DAVIE FL 33337

SP 12-4-05, P 4-1-06
SILVA'S ENTERPRISE INC
5220 S UNIVERSITY DR 102C
DAVIE FL 33338

SP 12-4-05, P 4-1-06
GLOBE TRANSWORLD IMPORT &EXPORT INC
5220 S UNIVERSITY DR 104C
DAVIE FL 33339

SP 12-4-05, P 4-1-06
SIMON,JUAN A
5220 S UNIVERSITY DR 105C
DAVIE FL 33340

SP 12-4-05, P 4-1-06
ALLEGiant TITLE
SERVICES INC
5220 S UNIVERSITY DR 106C
DAVIE FL 33341

SP 12-4-05, P 4-1-06
SILVA,LUIS F
5220 S UNIVERSITY DR 107C
DAVIE FL 33342

SP 12-4-05, P 4-1-06
MAJESTIC MTGE CREDIT INC
5220 S UNIVERSITY DR 108C
DAVIE FL 33343

SP 12-4-05, P 4-1-06
CAMACHO,MONICA REV
LIV TR &ROER,
MELBA S CARDOZO REV
LIV TR
5220 S UNIVERSITY DR 109C
DAVIE FL 33344

SP 12-4-05, P 4-1-06
SPARTACUS GROUP INC
5220 S UNIVERSITY DR 110C
DAVIE FL 33345

SP 12-4-05, P 4-1-06
RLG LLC
5220 S UNIVERSITY DR 201C
DAVIE FL 33346

SP 12-4-05, P 4-1-06
HARRISON,DARRAM L
5220 S UNIVERSITY DR 202C
DAVIE FL 33347

SP 12-4-05, P 4-1-06
CMI INTERNATIONAL INC
5220 S UNIVERSITY DR 203C
DAVIE FL 33348

SP 12-4-05, P 4-1-06
AMICAL ENTERPRISES INC
5220 S UNIVERSITY DR 204C
DAVIE FL 33349

SP 12-4-05, P 4-1-06
DIANA SANTA MARIA PA
5220 S UNIVERSITY DR 205C
DAVIE FL 33350

SP 12-4-05, P 4-1-06
HOME MERCHANT REALTY
5220 S UNIVERSITY DR 207C
DAVIE FL 33351

SP 12-4-05, P 4-1-06
TAZAZ,TEWODROS
5220 S UNIVERSITY DR 209C
DAVIE FL 33352

SP 12-4-05, P 4-1-06
WARLEN,NEESA
5220 S UNIVERSITY DR 211C
DAVIE FL 33353

SP 12-4-05, P 4-1-06
FBJ HOLDINGS INC
5230 S UNIVERSITY DR 101D
DAVIE FL 33354

SP 12-4-05, P 4-1-06
Z & A ENTERPRISES INC
5230 S UNIVERSITY DR 106D
DAVIE FL 33355

SP 12-4-05, P 4-1-06
GHS UNIVERSITY PLACE
LLC
5240 S UNIVERSITY DR 101E
DAVIE FL 33356

SP 12-4-05, P 4-1-06
DIBELLA,JOANN N
5240 S UNIVERSITY DR 102E
DAVIE FL 33357

SP 12-4-05, P 4-1-06
ISMO LLC
5240 S UNIVERSITY DR 103E
DAVIE FL 33358

SP 12-4-05, P 4-1-06
DAGFAY JOINT VENTURES
LLC
5240 S UNIVERSITY DR 104E
DAVIE FL 33359

SP 12-4-05, P 4-1-06
BENJAMIN,CAROLYN &BENJAMIN,HARRY
5240 S UNIVERSITY DR 105E
DAVIE FL 33360

SP 12-4-05, P 4-1-06

CAPITAL MGMT RESOURCE
CORP
5240 S UNIVERSITY DR 106E
DAVIE FL 33361

Exhibit 3 (Public Participation Notice)

SYNALOVSKI GUTIERREZ ROMANIK ARCHITECTS, INC.

Manuel Synalovski, AIA • Jorge Gutierrez, AIA • Merrill Romanik, AIA • Nikolay Ryabov

February 17, 2006

RE: Citizen Participation Meeting for Lorson Professional Campus
Project Number: SP12-4-05

Dear Neighbor,

This letter is to invite you to a citizen participation meeting relating to Lorson Professional Campus, a proposed site development for a parcel located at 5355 SW 76 Avenue, Davie, FL 33328. The project consists of two (2) office building developments (two story, 17,500 S.F. each) inclusive of site improvement such as parking spaces, landscaping and site lighting.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: Friday, February 24, 2006
Time: 7:00-8:00 pm
Location: Town Hall Community Room
6591 Orange Drive, Davie, FL 33314

Second Citizen Participation Meeting:

Date: Tuesday, February 28, 2006
Time: 7:00-8:00 pm
Location: Town Hall Community Room
6591 Orange Drive, Davie, FL 33314

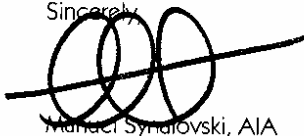
Note: Please be advised that if there is no attendance at the first citizen participation meeting, the second meeting may be canceled.

If you wish to submit written comments, please send them to:

Mr. Jose Saye
3950 North 46 Avenue, Hollywood, FL 33021
954.961.6806

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,



Manuel Synalovski, AIA



Architecture • Planning • Interior Design

3950 North 46th Avenue • Hollywood, FL 33021 • Telephone 954.961.6806 • Facsimile 954.961.6807 • stars@synalovskigutierrez.com

Exhibit 4 (*Public Participation Sign-In Sheet*)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I.

(Date)

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Tom Trux	3716 SW 64 Ave Davie, FL 33314	954-797- 1030

Exhibit 5 (Public Participation Report)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

(The following information should be minutes of the first public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

PROPOSED PROJECT FOR LORSON PROFESSIONAL CAMPUS
WAS PRESENTED TO MR. MAYOR TOM TRUAX.

NONE OF THE TOWN OF DAVIS PROPERTY OWNERS,
PREVIOUSLY NOTIFIED, ATTENDED THE PUBLIC PARTICIPATION
MEETING I.

WE HOPE THE ABOVE INFORMATION FULFILLED THE
REQUIREMENTS OF PUBLIC PARTICIPATION ORDINANCE
CONCERNING THE LORSON PROFESSIONAL CAMPUS APPLICATION
PROCESS.

SINCERELY,

JOSE SAYE.
PROJECT MANAGER, ARCHITECTURE.
CUBELLIS / SGR.

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II.

(The following information should be minutes of the second public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the second Public Participation Meeting shall be attached to this section)

NONE OF THE TOWN OF DAVIE PROPERTY OWNERS,
PREVIOUSLY NOTIFIED, ATTENDED THE PUBLIC PARTICIPATION
MEETING II.

WE HOPE THE ABOVE INFORMATION FULFILLED THE
REQUIREMENTS OF PUBLIC PARTICIPATION ORDINANCE
CONCERNING THE LORSON PROFESSIONAL CAMPUS
APPLICATION PROCESS.

Sincerely,

JOSE SAYE.

PROJECT MANAGER, ARCHITECTURE:

CURELLIS/SGR.

Exhibit 6 (Petitioner's Letter Regarding CBWMD Approval)

cubellis ■

architects
interior designers
engineers

November 30th, 2006

Ms. Lise Bazinet, Planner II
Development Services Department
Planning & Zoning Division
Town Of Davie
6591 Orange Drive
Davie, FL 33314

**Re: Lorson Professional Campus, SP 12-4-06/06-17, located at
5355 SW/76th Avenue**

Dear Ms. Bazinet

Please accept this letter as confirmation that the petitioner and owner of the above referenced project has been informed that his item may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval.

In advance, we thank you for your attention to this matter. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



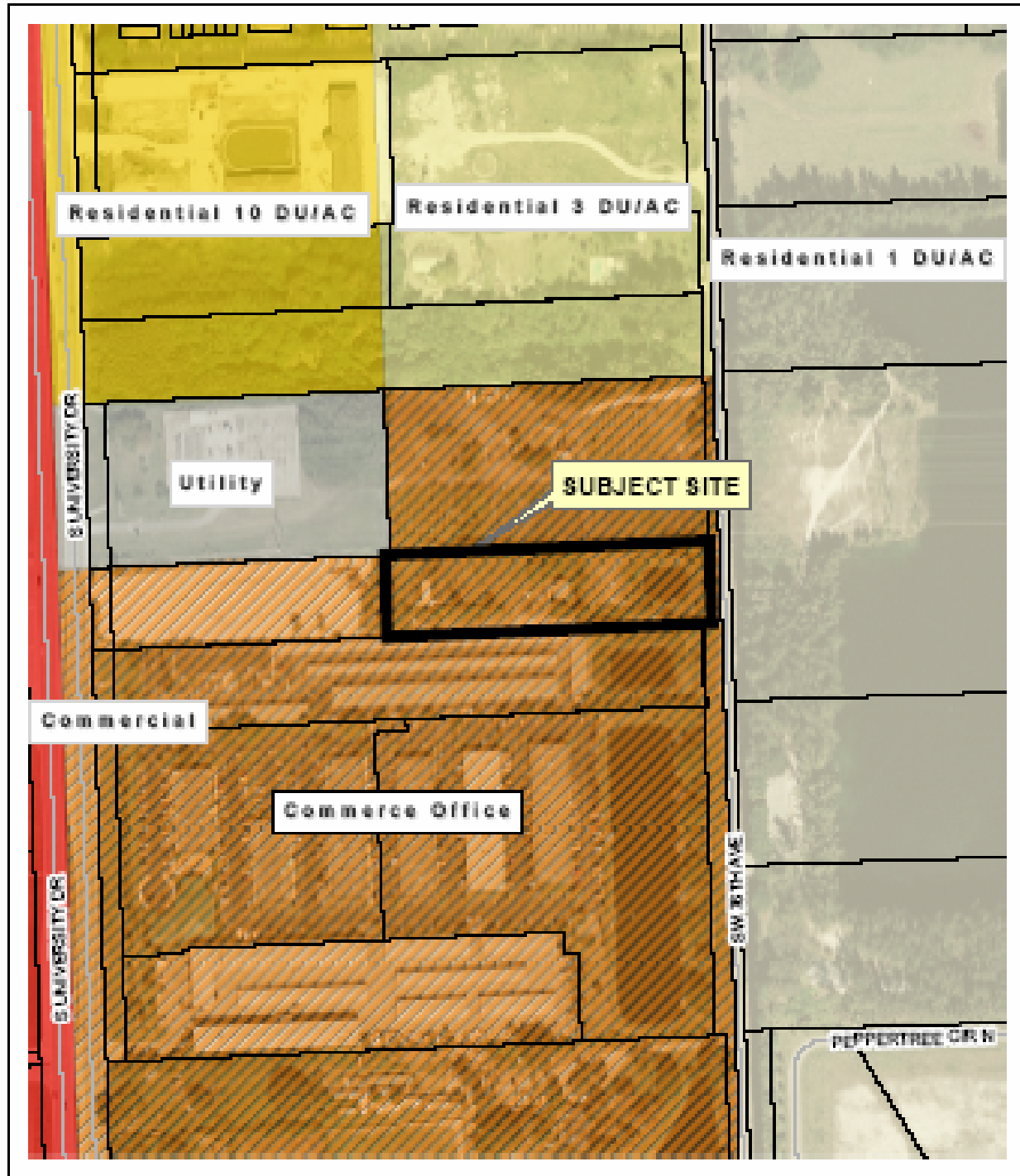
Manuel Synalovski, AIA
Principal

cubellis sq*

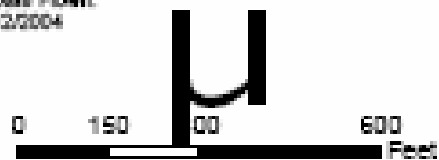
1000 Glier Drive Suite 500
Fort Lauderdale, FL 33316
t 954 981 6806
f 954 981 6807
license Number AA26001049

www.cubellis.com

Exhibit 7 (*Future Land Use Map*)



Date Plotted:
12/2004

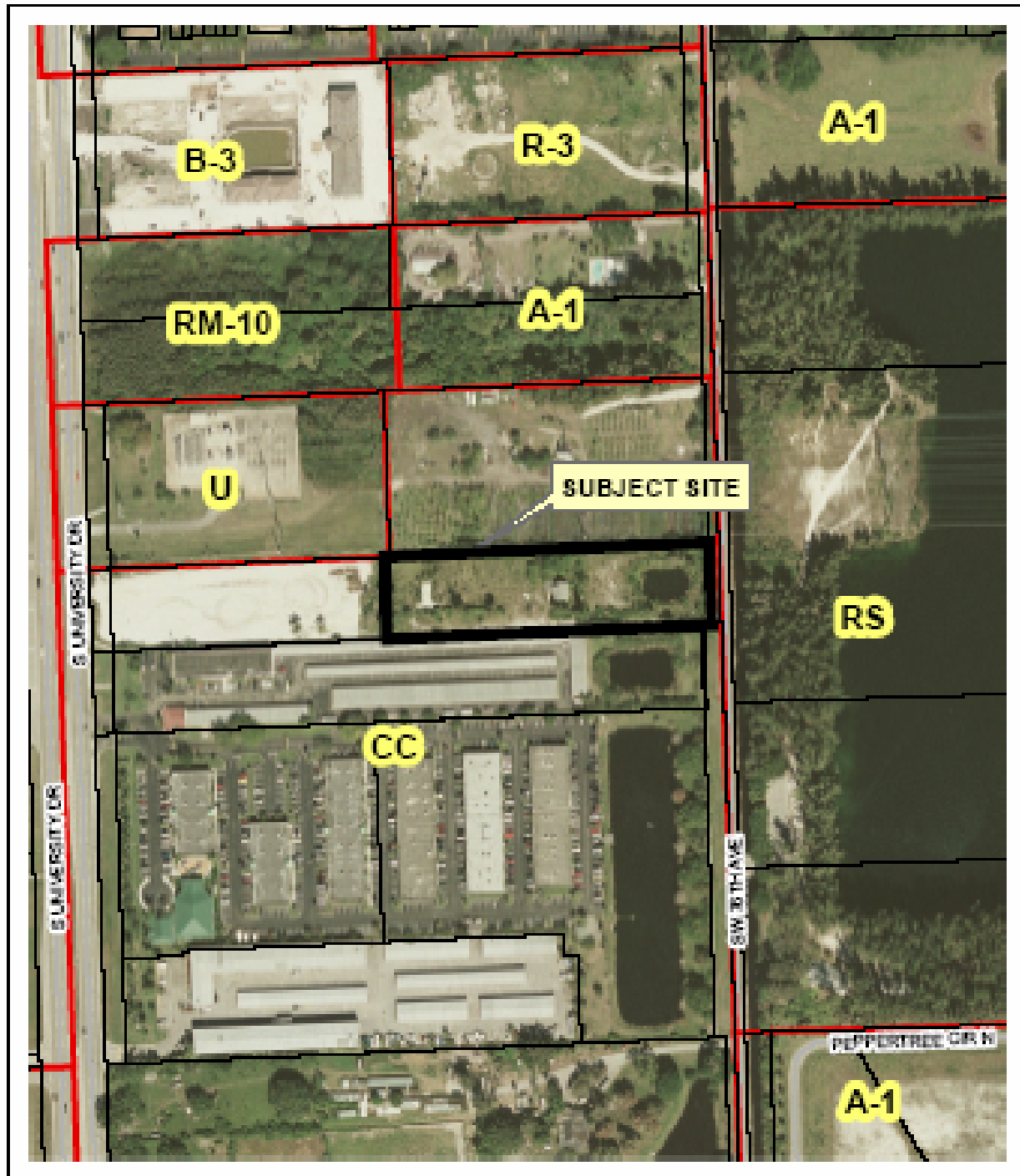





Prepared by the Town of Davis GIS Division

Site Plan
SP 12-4-05
Future Land Use Map

Prepared by: ID
Date Prepared: 12/4/08

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



	<p>Date Flown: 12/2004</p>   <p>0 150 300 600 Feet</p> <p>Prepared by the Town of Davis GIS Division</p>	<p>Site Plan SP 12-4-05 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 12/4/05</p>
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